



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

**JUNE 19, 2003**

**PRESENT:** Fruit, Kennett, Pyle

**ABSENT:** Martin

**LATE:** None

**STAFF:** Senior Planner (SP) Linder and Director of Community Development David Bischoff

### REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

### MINUTES:

**MAY 1, 2003**

**BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE THE MAY 1, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A 2-0-1-1 VOTE, AS FOLLOWS:**

**AYES:** FRUIT, KENNETT

**NOES:** NONE

**ABSTAIN:** PYLE

**ABSENT:** MARTIN

**CONSENT CALENDAR:**

1. **EXTENSION OF TIME (SR-01-30), EOT-03-09: TENNANT-SAFEWAY:** A request for a one year extension of site, architectural and landscape plan approval to allow the construction of a 54,799 sq. ft. grocery store, a 7658 sq. ft. office building, and a 12-pump fuel center with kiosk within the Tennant Station shopping center located at the south east corner of the intersection of Monterey Rd. and Tennant Ave.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION 03-018 APPROVING A ONE YEAR EXTENSION OF SR 01-30: TENNANT-SAFEWAY. THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, PYLE,  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MARTIN**

2. **SITE REVIEW, SR-03-04: CONDIT-THE FORD STORE:** A request for site, landscape and architectural plan approval for the construction of a 30,027-sf Ford Dealership on an approximate six-acre lot. The subject site is zoned Planned Unit Development (Highway Commercial) and is located between Condit Rd. and Hwy 101, north of E. Dunne Ave. (APN 728-17-019)

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION 03-017 APPROVING A 30,027 SQ. FT AUTO DEALERSHIP BUILDING WITH THE ADDITION OF THE FOLLOWING CONDITIONS:**

1. A variation in the height of the building parapet shall be provided over the main entries on the east and west sides of the building. The variation shall be a minimum of 3 ft. at the center of the entries, step down on the radius elements on each side, then continue at the stated building height.

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, PYLE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MARTIN**

**OLD BUSINESS:**

3. **REVIEW OF PLAN DETAIL FOR CHURCH-SOUTH COUNTY HOUSING:** A request for site and architectural approval of a Planned Unit Development, South County Housing, consisting of mixed residential, office, community center, and day care facility. The Board granted conditional approval of the project, subject to the amendments as identified in the July 11, 2002 Board Minutes.

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE BY MINUTE ACTION THE PLAN DETAILS AS FOLLOWS:**

1. Landscaping and fence/wall details—Approved as submitted.
2. Carports---Approved as submitted.
3. Trellis detail---Approved as submitted
4. Color & material palette---Revise color palette prior painting any structures in the field. Revised palette shall be approved by the subcommittee or by the Board or subcommittee review of a field test.

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

**NEW BUSINESS:**

4. **SITE REVIEW, SR-03-13: MADRONE-COMCAST PARKING LOT/TBI:** A request for site and landscape plan approval for a 184 stall parking lot on a two acre parcel located on the north side of Madrone Parkway, east of Monterey Rd. An Environmental Impact Report has been prepared and certified for Madrone Business Park development of which this site is a portion thereof. (APN726-35-012)

**BOARD MEMBERS PYLE/PYLE MOTIONED TO APPROVE RESOLUTION 03-019 APPROVING A 2 ACRE/184 STALL PARKING LOT WITH THE FOLLOWING MODIFICATIONS:**

1. Delete condition X-5
2. Add condition requiring that the Purple Leaf Plum trees proposed for the landscape planter islands shall be replaced with Crepe Myrtle trees.
3. Modify condition X-6 by deleting the last sentence in the paragraph.
4. Delete condition X-9.
5. Add a condition requiring that a 3 ft. berm shall be maintained at the property frontage and a minimum of three (3) additional trees shall be installed at offset locations from the existing trees.

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

**OTHER BUSINESS:**

**5. ARCHITECTURAL REVIEW HANDBOOK:**

**THE BOARD CONSENTED TO THE INCLUSION OF EXACT ARCHITECTURAL, SITE AND LANDSCAPE STANDARDS WITHIN THE DRAFT OF THE HANDBOOK SUBJECT TO FURTHER REVIEW BY THE BOARD.**

**ANNOUNCEMENTS: NONE**

**ADJOURNMENT:** Chair Kennett adjourned the meeting at 9:20 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**